

ADDENDUM NO. 1
MPDU PRICING STANDARDS
EFFECTIVE DATE JUNE 1, 2004

UNIT DESCRIPTION					UNIT SIZE (SQ. FT.)			COST			ADDITION/SUBTRACTION ADJUSTMENTS					
UNIT TYPE	NO. OF STORIES	NO. OF BEDROOMS	NO. OF BATHROOMS	BASEMENT INCLUDED	BASE	MIN.	MAX.	SQ. FT. COST	STRUCT. COST	LOT DEV. COST	BASEMENT DELETION	BATHROOM FINISHED	BATHROOM ROUGHED	POWDER RM. FINISHED	POWDER RM. ROUGHED	SQ. FT. CHG. F/BASE
S.F. Detach.	1-2	3 or 4	1-1/2	Yes	1400	1100	1500	\$54.00	\$ 75,600	\$ 17,000	\$ 7,600	\$ 2,800	\$ 900	\$ 1,850	\$ 650	\$27.00
Semi-Detach.	1-2	3 or 4	1-1/2	Yes	1200	1100	1400	\$50.00	\$ 60,000	\$ 14,000	\$ 6,500					\$25.00
Townhouse or Four-Plex	2-3	2 or 3	1-1/2	Yes	1200	1050	1300	\$46.00	\$ 55,200	\$ 12,000	\$ 5,400					\$23.00
Townhouse or Four-Plex	2-3	4	2	Yes	1260	1120	1400	\$46.00	\$ 57,960	\$ 12,000	\$ 5,400					\$23.00
Piggy Back Townhouse	1-2	2 to 4	1-1 1/2	No	1200	1050	1400	\$40.00	\$ 48,000	\$ 10,000	N/A	powder room adjustments are the same for all units regardless of type				\$20.00
Garden Condo	2-4	1 to 3	1	N/A	950	650	1150	\$44.00	\$ 41,800	\$ 9,000	N/A					\$22.00
High Rise Condo	5+	Studio to 3	1	N/A	850	550	1100	\$119.00	\$ 101,150	Note 8	N/A					\$59.50

Allowances: 1) Add \$2,200 for end unit townhouses and back-to-back townhouses; for end unit piggyback townhouses add \$1,700 for each unit.
2) Walkout basement with a 5 foot sliding glass door, add \$1,400; for a unit with a 6 foot door add \$1,600.

Notes: 1) The structure cost will be increased or decreased based on the actual square footage of space constructed at the square foot adjustment factor from the last column. No additions will be made for sizes over the maximum floor areas. (measurements are made from outside wall to outside wall and to center of interior walls)
2) The lot development cost does not include the development impact fee or the system development charge for water or sewer; these fees will be waived. A letter requesting the waiver which identifies the MPDUs must be sent to the agencies from the MPDU Section. You must submit a list to the MPDU Office, identifying the MPDUs by lot, block, street address, tax account number, and building application number if that is available.
3) The cost to install a sprinkler system has not been included in the square foot prices. The price will be increased for the installation of a sprinkler system:
Contracts or estimates verifying the actual cost of the sprinkler system must be provided to the Department
4) The lot development cost does not include water and sewer house connection fees; the actual cost of the connection fees will be added to the direct construction cost of the unit
5) All four bedroom units, regardless of the unit type, must include two full bathrooms in the base square foot price
6) Condominium developments must have FHA approval; the expense of obtaining this approval will be added to the sales price
7) If garage townhouses, semi-detached or detached units are approved for the MPDUs, the cost of constructing the garage will be added to the cost of the basis unit
8) Lot development costs for highrise buildings, including the parking structures, will be based on cost estimates or construction contracts provided by the applicant and approved by the Department
9) Unfinished space will be priced at the cost of constructing the framed in space; estimates or contracts must be provided to the Department for approval
10) Requests for extra lot development costs must be submitted with detailed estimates or construction costs